

107.0

0002

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,346,600 / 1,346,600

USE VALUE:

1,346,600 / 1,346,600

ASSESSED:

1,346,600 / 1,346,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		OLDHAM RD, ARLINGTON

OWNERSHIP

Owner 1:	PEREZ-MERCADOR JUAN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 27 OLDHAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 9,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9060		Sq. Ft.	Site		0	70.	0.76	4									484,262						484,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										68170
										GIS Ref
										GIS Ref
										Insp Date
										06/11/15

!8396!

USER DEFINED

Prior Id # 1:	68170
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:58:20
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 107.0-0002-0004.A

TAX DISTRICT

PAT ACCT.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	1480-52		10/9/2015		1,300,000	No	No		
MARTIN JAMES H/	1463-132		11/26/2014		875,000	No	No		
RUSSELL CATHERI	1284-96		5/17/2004	Family	500,000	No	No		
RUSSELL CATHERI	1283-170		5/3/2004	Family	1	No	No		
RUSSELL CATHERI	1178-79		10/3/1997	Family	100	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2015	348	Heat App	19,000	C				
3/5/2015	211	New Buil	338,300	C				
1/22/2015	95	Foundati	14,000	C				Construct single f
1/12/2015	22	Demoliti	20,000	C				Demolish existing
10/30/2003	930	Renovate	15,000			G6	GR FY06	kitchen/bath remod

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2015	Meas/Inspect	PC	PHIL C
5/19/2015	Permit Insp	PC	PHIL C
6/10/2009	Measured	189	PATRIOT
7/27/2005	Inspected	BR	B Rossignol
10/27/1999	Meas/Inspect	243	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:	Sub-division, added 25 Country Club Dr See Plan No. 16414-19.				16	12	12	18										
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 26 - Wood	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:	14	12	4									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: LIGHT GREEN	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Very Good	WSFlue:	Rating:	RESIDENTIAL GRID													
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1				TQS	30	TQS	30										
Grade: B - Good	Year Blt: 2015	Eff Yr Blt:	Alt LUC:	Level:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2		20	2	SFL	SFL	FFL	GAR										
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	Total Units:		Lvl 1	Lower	Totals	RMS: 7 BRs: 3 Baths: 3 HB: 1	5	2			22											
				Location:		REMODELING				RES BREAKDOWN															
				Floor:		Exterior:		No Unit	RMS	BRS	FL														
				% Own:		Interior:		1	7	3															
				Name:		Additions:																			
INTERIOR INFORMATION				DEPRECIATION				Kitchen:																	
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: VG - Very Good	0.4 %	Baths:																			
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	0.4 %	Plumbing:																					
Bsmnt Flr: 12 - Concrete	Subfloor:			Electric:																					
Bsmnt Gar:	Electric: 3 - Typical			Override:																					
Insulation: 2 - Typical	Int vs Ext: S			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Heat Fuel: 1 - Oil	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	Basic \$ / SQ: 125.00	Size Adj.: 0.91332287	Const Adj.: 0.99989998	Adj \$ / SQ: 114.154	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:	Other Features: 139508	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val		FFL	First Floor	1,450	114.150	165,523	BMT	100	GFB	40	H				
				LUC Factor: 1.00	Adj Total: 865722	Depreciation: 3463	Deprecated Total: 862259	Juris. Factor: 1.00	Before Depr: 151.82	Special Features: 0	Val/Su Net: 149.70	SFL	Second Floor	1,450	114.150	165,523									
								Final Total: 862300	Val/Su SzAd: 216.25			TQS	3/4 Story	1,088	114.150	124,142									
												BMT	Basement	790	47.940	37,876									
												GAR	Garage	660	18.790	12,399									
												WDK	Deck	192	11.210	2,152									
												OPP	Open Porch	130	29.190	3,795									
												Net Sketched Area: 5,760				Total: 511,410									
												Size Ad	3987.5	Gross Are	6122	FinArea	4304								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS												PARCEL ID 107.0-0002-0004.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:													Total Special Features:					Total:						